

**Grantee: Detroit, MI**

**Grant: B-08-MN-26-0004**

**July 1, 2014 thru September 30, 2014 Performance Report**

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**Grant Number:**

B-08-MN-26-0004

**Obligation Date:**

03/25/2009

**Award Date:****Grantee Name:**

Detroit, MI

**Contract End Date:****Review by HUD:**

Original - In Progress

**Grant Award Amount:**

\$47,137,690.00

**Grant Status:**

Active

**QPR Contact:**

Fern Clement

**LOCCS Authorized Amount:**

\$47,137,690.00

**Estimated PI/RL Funds:**

\$20,681,610.18

**Total Budget:**

\$67,819,300.18

## Disasters:

### Declaration Number

NSP

## Narratives

### Areas of Greatest Need:

The City of Detroit has one of the highest home foreclosure rates among the nation's largest metropolitan areas. The City has over 67,000 foreclosed properties, 65 percent remain vacant. The foreclosure problem is widespread and touches almost every neighborhood in the city. The City recognizes that the \$47,137,690 NSP allocation must be implemented in a strategic manner to result in the stabilization of neighborhoods most severely impacted by foreclosure and abandonment. The funds have been targeted to nine neighborhoods that were selected based upon the data that showed: over 51 percent of the population in the Census block groups met the low moderate middle income criteria; a high percentage of home foreclosures, a high percentage of homes financed by sub-prime mortgage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aligning this process with other local stabilization and development efforts.

### Distribution and Uses of Funds:

The goals of the City of Detroit Neighborhood Strategy Program are: Continue to implement the City's Master Plan to reinforce, revitalize and rebuild targeted neighborhoods; Reduce the vast numbers of vacant properties causing blight and undermining the vitality of neighborhoods; Reverse the decline of neighborhood housing values; Stabilize neighborhoods negatively impacted by foreclosure and abandonment; Eliminate blighted structures to enhance public safety and improve quality of life; Invest in select neighborhoods to achieve greater impact with limited resources especially neighborhoods targeted by LISC, Skillman, the Community Foundation and NDNI; Protect recent investments by public and private partners Attract other public/private financing to leverage NSP funds; Create new jobs and stimulate small business development; Demolish existing structures to accommodate future development or alternative uses.

### Definitions and Descriptions:

#### 1. Definition of "Blighted Structures" in context of state or local law.

According to State of Michigan Act 344 of 1945, Section 125.72, "Blighted property or structures,"

means property that meets any of the following criteria:

- (a) The property has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (b) The property is an attractive nuisance because of physical condition or use.
- (c) The property has had the utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of one (1) year or more so that the property is unfit for its intended use.
- (d) The property is tax reverted property owned by a municipality, by a county, or by this state, the sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.
- (e) The property is owned or is under the control of a land bank fast track authority



under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not City of Detroit NSP 12/08

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result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

(f) The property is improved real property that has remained vacant for five (5) consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.

(g) The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within one (1) year after the receipt of notice to rehabilitate from the appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of "affordable rents."

Note: Grantees may use the definition they have adopted

for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability

Response:

2. Definition of "Affordable Rents"

For the purpose of the NSP grant, affordable rents will be defined as follows: "The rent does not exceed 30% of the annual income of a family, whose income equals 50% of the median income of the area as determined by HUD, with adjustments for smaller and larger families.

(The City of Detroit is adopting its "HOME Program Rent Limits)

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The City of Detroit, as part of the NSP requirement, for the "for-sale" property, "rental units" and "lease-to-own" properties will require a "deed restriction" and/or "affordable housing restriction" that will mandate and require compliance during the continued period of affordability, described in the City of Detroit's NSP requirements, policies and procedures.

In addition, the continued affordability compliance will be a part of any Development Agreement implemented between the City and the Developer/Non-profit owner.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The City of Detroit, Planning and Development Department (P&DD) continually upgrades and enhances its "contractor rehabilitation "Performance Standards". The most recent City of Detroit NSP 12/08

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revision was completed October 2008, which incorporated "Green Building" communities recommendations and standards and "Energy Star" specifications and standards. In addition, the rehabilitation standards must address lead based paint, environmental standards and all local code requirements. Energy Star specifications and standards exceed the Model Energy Codes (MEC), published by the Council of American Building Officials. (Each Developer will be provided a copy of the revised 2008 Contractor Performance Standards and it will also be listed on the P&DD's website.)

## Low Income Targeting:

### LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose income do not exceed 50% of area median income: \$ 11,784,422.50

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The City of Detroit will use at least \$11,784,422.50 of the NSP grant and 25% of any program income received to provide subsidy assistance to offset acquisition and construction/rehabilitation costs, of single family and multi-family residential properties for households whose incomes do not exceed 50% of Area Median Income (AMI). The City will issue a public Notice of Funding Availability (NOFA) to eligible for-profit and non-profit developers and sponsors to submit projects that are "ready to go" for NSP consideration and funding approval. Section 8 certificates may also be available to targeted low-income rental households.



**Acquisition and Relocation:**

**ACQUISITIONS & RELOCATION**

The City of Detroit is projecting to demolish 1,400 dwelling units that are < 80% of area median income. If so, include:

- The number of low- and moderate-income dwelling units—i.e., &le 80% of area median income. The NSP program includes two low- and moderate-income requirements at section 2301(f)(3)(A) that supersede existing CDBG income qualification requirements. NSP allows the use of only the low- and moderate income National Objective.

All NSP funding will be spent on individuals and families at or below 120 percent of the area median income. At least 25 percent of appropriated funds must be spent on housing for individuals or families with incomes that do not exceed 50% AMI. For the purposes of NSP an activity may meet the HERA low- and moderate income national objective if the assisted activity:

- provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income abbreviated (LMMH);

As a projection, we will demolish 1,400 units. However, the physical inspection of the median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

and/ or appraisal will ultimately, determine the actual numbers. The cost to rehabilitate the property and the likelihood of it being sold in the existing market conditions will be the criteria

Response:

Background

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., &le 80% of area median income).

- o serves an area in which at least 51 percent of the residents have incomes at or below 120 percent of area median income (LMMA);

- o creates or retains jobs for persons whose household incomes are at or below 120 percent of median income (LMMJ); or

- o serves a limited clientele whose incomes are at or below 120 percent of area median income (LMMC).

Property acquisition activities are dependent on the national objective met by the subsequent reuse of the property. Activities identified by the City of Detroit will comply with a national objective as follows:

- o Acquisition for rehabilitation structures will meet the LMMH national objective

- o Acquisition for demolition possible green spaces or land bank will meet the LMMA national objective

- o Acquisition for land bank use will meet the LMMA national objective<sup>1</sup>

<sup>1</sup> Acquisition and management activities of the land bank may provide sufficient benefit to an area generally to meet a national objective (LMMA) prior to final disposition of the banked property. HUD notes that the grantee must determine the actual service area benefiting from a land bank’s activities, in accordance with the regulations. The Land bank may not hold a property for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

**Public Comment:**

The City of Detroit posted a notice in the newspaper November 5, 2008 announcing the Neighborhood Stabilization Program (NSP) funds allocated to Detroit and the substantial amendment to the Consolidated Plan. A revision was also posted on November 19, 2008 to correct a typo regarding the website. We took citizen comments into consideration and worked with the Detroit City Council and their staff to decide the best use of NSP funds. We modified the allocation amounts and added some additional activities based on comments from citizens and City Council. However, some of the comments did not apply to NSP and others were not eligible. The City of Detroit conducted community level meetings to obtain additional citizen input regarding program implementation. Meeting dates, requests for proposals, and program updates were posted on the Detroit website as well as any amendments. A summary of the comments received from our NSP website during the comment period is summarized in the substantial amendment. The City of Detroit received 119 comments regarding demolition, historic structures, location questions, suggested projects, use of NSP funding, tax questions and miscellaneous comments.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$67,027,961.18
<b>Total Budget</b>	\$4,314,371.22	\$66,972,947.65
<b>Total Obligated</b>	\$4,314,371.22	\$64,551,392.87
<b>Total Funds Drawdown</b>	\$355,076.45	\$46,635,480.05
<b>Program Funds Drawdown</b>	\$0.00	\$46,225,390.07
<b>Program Income Drawdown</b>	\$355,076.45	\$410,089.98
<b>Program Income Received</b>	\$415,750.37	\$470,763.90



<b>Total Funds Expended</b>	\$355,076.45	\$47,311,341.10
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$7,070,653.50	\$0.00
<b>Limit on Admin/Planning</b>	\$4,713,769.00	\$646,040.61
<b>Limit on State Admin</b>	\$0.00	\$646,040.61

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$11,784,422.50	\$24,980,552.17

## Overall Progress Narrative:

### Overall Progress

During the 3rd quarter, City of Detroit Housing & Revitalization staff, supported by the Corporate FACTS team continued resolution of issues identified with the NSP 1 portfolio, with the goal of closing out all projects and resolving all OIG findings.

Significant progress was made this quarter in resolving issues with two problematic NSP 1 developers and in reconciling demolition, fire and utility escrow accounts to address and resolve OIG findings.

### DRGR

Revisions are in process in DRGR to address the following:

- Correct budgets to reflect total funds available including program income
- Verifying and updating final program income and project numbers, for both City and DLBA projects
- Correcting amount expended to equal amount disbursed
- Obtaining the detail needed from Housing Services to close out NSP 1 files

### NSP 1 Project Updates

After an in-depth analysis of the portfolio, it was determined that the properties are likely not sustainable as rentals, given the low incomes of targeted tenants and the high cost of property taxes, insurance and utilities. For this reason, Housing Services staff is working closely with developers to sell as many of the units as possible to the current tenants. As owner-occupants both property taxes and insurance are significantly less. At the same time, City staff is assessing the capacity of the current developer to manage the portfolio long term.



## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP-01, NSP Acquisition	\$0.00	\$1,938,271.74	\$1,896,812.94
NSP-02, NSP Disposition	\$0.00	\$2,252,261.28	\$1,783,799.05
NSP-03, NSP-Public Improvements	\$0.00	\$0.00	\$0.00
NSP-04, NSP Demolition	\$0.00	\$19,941,618.00	\$19,584,119.07
NSP-10, NSP Administration	\$0.00	\$647,002.23	\$646,040.61
NSP-12, NSP New Construction	\$0.00	\$8,778,000.00	\$4,577,999.95
NSP-14, NSP Rehabilitation	\$0.00	\$31,785,578.62	\$17,736,618.45
Program Income, DLBA Program Income	\$0.00	\$55,013.53	\$0.00



## Activities

**Project # / Title:** NSP-01 / NSP Acquisition

**Grantee Activity Number:** 01A NSP ACQ

**Activity Title:** Landbank Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

NSP-01

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Acquisition

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Detroit Land Bank

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2014**

N/A

**To Date**

\$1,938,271.74

**Total Budget**

\$0.00

\$1,938,271.74

**Total Obligated**

\$0.00

\$1,938,271.74

**Total Funds Drawdown**

\$41,458.80

\$1,938,271.74

**Program Funds Drawdown**

\$0.00

\$1,896,812.94

**Program Income Drawdown**

\$41,458.80

\$41,458.80

**Program Income Received**

\$41,458.80

\$41,458.80

**Total Funds Expended**

\$41,458.80

\$1,979,730.54

City of Detroit Land Bank

\$41,458.80

\$1,979,730.54

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

The Land Bank will acquire abandoned vacant or foreclosed properties for rehabilitation, demolition, redevelopment or new construction

**Location Description:**

The nine target areas.

**Activity Progress Narrative:**



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/50

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	71/50
# of Singlefamily Units	0	71/50

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/50	0/0	0/50	0
# Owner Households	0	0	0	0/25	0/0	0/25	0
# Renter Households	0	0	0	0/25	0/0	0/25	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

## Project # / Title: NSP-02 / NSP Disposition

<b>Grantee Activity Number:</b>	<b>02a NSP Disp</b>
<b>Activity Title:</b>	<b>Landbank Disposition</b>

### Activity Category:

Disposition

### Project Number:

NSP-02

### Projected Start Date:

09/01/2009

### Benefit Type:

### Activity Status:

Under Way

### Project Title:

NSP Disposition

### Projected End Date:

03/30/2013

### Completed Activity Actual End Date:

### National Objective:

NSP Only - LMMI

### Responsible Organization:

City of Detroit Land Bank



Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$2,197,247.75
Total Budget	\$0.00	\$2,197,247.75
Total Obligated	\$0.00	\$2,197,247.75
Total Funds Drawdown	\$313,617.65	\$2,097,416.70
Program Funds Drawdown	\$0.00	\$1,783,799.05
Program Income Drawdown	\$313,617.65	\$313,617.65
Program Income Received	\$374,291.57	\$374,291.57
Total Funds Expended	\$313,617.65	\$2,565,878.93
City of Detroit Land Bank	\$313,617.65	\$2,565,878.93
Match Contributed	\$0.00	\$0.00

### Activity Description:

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

### Location Description:

Nine Target areas

### Activity Progress Narrative:

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/200

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/200
# of Singlefamily Units	0	0/200

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



**Other Funding Sources**

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Project # / Title: NSP-04 / NSP Demolition**

**Grantee Activity Number: 04 NSP Demolition**

**Activity Title: Demolition**

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

NSP-04

**Project Title:**

NSP Demolition

**Projected Start Date:**

04/01/2009

**Projected End Date:**

03/30/2013

**Benefit Type:**

Area Benefit (Census)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Detroit Buildings & Safety Eng

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2014**

N/A

**To Date**

\$19,941,618.00

**Total Budget**

\$0.00

\$19,941,618.00

**Total Obligated**

\$0.00

\$19,941,618.00

**Total Funds Drawdown**

\$0.00

\$19,584,119.07

**Program Funds Drawdown**

\$0.00

\$19,584,119.07

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$19,750,059.09

    City of Detroit Buildings & Safety Eng

\$0.00

\$19,750,059.09

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Demolish blighted and abandoned structures

**Location Description:**

within the 9 NSP1 locations

**Activity Progress Narrative:**



Demolition

Progress has been made on reconciling Building, Safety, Environment and Engineering Department fire and utility escrow accounts with those of Housing & Revitalization to ensure that for properties demolished using federal funds (NSP or CDBG) proper credit was provided back to Housing & Revitalization. In addition, through the new Demolition Program Policies developed this quarter, operating procedures are being implemented to prevent future problems with the proper crediting of escrow funds.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3198/1600

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1816/1600
# of Singlefamily Units	0	1816/1600

**Beneficiaries Performance Measures**

# of Persons	Beneficiaries - Area Benefit Census Method			
	Low	Mod	Total Low/Mod%	
	0	0	434343	0.00

LMI%:	66.98
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**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title: NSP-12 / NSP New Construction**

**Grantee Activity Number:** 12A Maxwell Homes-LH25  
**Activity Title:** Maxwell Homes LH25

**Activity Category:** Construction of new housing  
**Activity Status:** Under Way

**Project Number:**

NSP-12

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Project Title:**

NSP New Construction

**Projected End Date:**

03/29/2013

**Completed Activity Actual End Date:****Responsible Organization:**

Maxwell Homes

**Overall**

	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$875,000.00
<b>Total Budget</b>	\$0.00	\$875,000.00
<b>Total Obligated</b>	\$0.00	\$875,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$875,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$875,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Maxwell Homes	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

New Construction of Housing

**Location Description:**

NSP1 Kettering

**Activity Progress Narrative:**

Maxwell Homes: This is a five unit, new construction, scattered site permanent rental project. All five homes are currently occupied. This project is ready for close out.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Low flow toilets</b>	0	0/5
<b>#Low flow showerheads</b>	0	0/5



#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5
#Sites re-used	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	0	0	0	0/5	0/0	0/5	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 12B Northwest Unity Homes-LH25

**Activity Title:** Northwest Unity Homes LH25

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-12

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP New Construction

**Projected End Date:**

03/29/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Northwest Unity Homes

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2014**

N/A

**To Date**

\$1,020,000.00

**Total Budget**

\$0.00

\$1,020,000.00

**Total Obligated**

\$0.00

\$1,020,000.00

**Total Funds Drawdown**

\$0.00

\$1,020,000.00

**Program Funds Drawdown**

\$0.00

\$1,020,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

Northwest Unity Homes

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

New Construction of housing

**Location Description:**

NSP1 Grand river/Greenfield

**Activity Progress Narrative:**

Northwest Unity: This project involves the new construction of six scattered site rentals. All are complete and the project is fully occupies and ready for close out.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Low flow toilets</b>	0	0/6
<b>#Low flow showerheads</b>	0	0/6



#Units with bus/rail access	0	0/6
#Units exceeding Energy Star	0	0/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/6	0/0	0/6	0
# Renter Households	0	0	0	0/6	0/0	0/6	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 12C West Oakland Homes-LH 25

**Activity Title:** West Oakland Homes-LH25

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-12

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP New Construction

**Projected End Date:**

03/29/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

West Oakland Homes

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,020,000.00
<b>Total Budget</b>	\$0.00	\$1,020,000.00
<b>Total Obligated</b>	\$0.00	\$1,020,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,020,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,020,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
West Oakland Homes	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

New construction of housing

**Location Description:**

NSP1 North End Area

**Activity Progress Narrative:**

West Oakland Homes: This is a six unit new construction scattered site rental project. The homes have been completed and the project is fully occupied. This project is ready for close out.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Low flow toilets</b>	0	0/6
<b>#Low flow showerheads</b>	0	0/6



#Units with bus/rail access	0	0/6
#Units exceeding Energy Star	0	0/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/6	0/0	0/6	0
# Renter Households	0	0	0	0/6	0/0	0/6	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 12D NDNI Elderly LD HALP - LH25

**Activity Title:** NDNI Elderly LD HALP - LH25

**Activity Category:**

Construction of new housing

**Project Number:**

NSP-12

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP New Construction

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

NDNI Elderly LD HALP

**Overall**

	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,285,000.00
<b>Total Budget</b>	\$1,285,000.00	\$1,285,000.00
<b>Total Obligated</b>	\$1,285,000.00	\$1,285,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,285,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,285,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
NDNI Elderly LD HALP	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

New Construction of Apartment Units

**Location Description:**

NSP1 Osborn Area

**Activity Progress Narrative:**

NDNI &ndash; Elderly: This 8 unit multifamily project is fully occupied and ready for closeout.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Low flow toilets</b>	0	0/8
<b>#Low flow showerheads</b>	0	0/8
<b>#Units with bus/rail access</b>	0	0/8



#Units exceeding Energy Star 0 0/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8
# of Multifamily Units	0	0/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/Mod%
# of Households	0	0	0	0/8	0/0	0/8 0
# Renter Households	0	0	0	0/8	0/0	0/8 0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

### Project # / Title: NSP-14 / NSP Rehabilitation

<b>Grantee Activity Number:</b>	<b>14C A.R.E. Herman Gardens LMMI</b>
<b>Activity Title:</b>	<b>American Residential Equities Herman Gardens LMMI</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP-14

**Projected Start Date:**  
12/01/2009

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
NSP Rehabilitation

**Projected End Date:**  
03/13/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**  
American Residential Equities Herman Gardens



Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$1,286,542.44
Total Budget	\$0.00	\$1,286,542.44
Total Obligated	\$0.00	\$1,286,542.44
Total Funds Drawdown	\$0.00	\$1,286,542.44
Program Funds Drawdown	\$0.00	\$1,286,542.44
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
American Residential Equities Herman Gardens	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

### Activity Description:

Rehab

### Location Description:

6333 Archdale

### Activity Progress Narrative:

American Residential Equities &ndash Grand River/Greenfield & Herman Gardens: These two projects involve the rehab of 17 single family properties. Eight of the homes have been sold. Of the remaining nine homes, Housing Services staff is working with the developer to sell four of the homes to the current tenants. The remaining four will likely remain as permanent rentals.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/11
#Units exceeding Energy Star	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Singlefamily Units	0	0/11

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/10	0/1	0/11	0
# Owner Households	0	0	0	0/3	0/0	0/3	0
# Renter Households	0	0	0	0/7	0/1	0/8	0

### Activity Locations

No Activity Locations found.



## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>14C1 A.R.E. Herman Gardens LH25</b>
<b>Activity Title:</b>	<b>American Residential Equities Herman Gardens LH25</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

American Residential Equities Herman Gardens

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of Houses in the Herman Garden NSP1 area

**Location Description:**

NSP 1 Herman Gardens area

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/5
<b>#Energy Star Replacement Windows</b>	0	0/50
<b>#High efficiency heating plants</b>	0	0/5



#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/65
#Light fixtures (outdoors) replaced	0	0/5
#Low flow toilets	0	0/11
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Sites re-used	0	0/5
# ELI Households (0-30% AMI)	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/4	0/0	0/5	0
# Owner Households	0	0	0	0/0	0/0	0/1	0
# Renter Households	0	0	0	0/4	0/0	0/4	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14D A.R.E. Grand River/Greenfield LMMI  
**Activity Title:** American Residential Equities Grnd Rvr/Grnflld LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

American Residential Equities Herman Gardens

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$645,812.95
<b>Total Budget</b>	\$0.00	\$645,812.95
<b>Total Obligated</b>	\$0.00	\$645,812.95
<b>Total Funds Drawdown</b>	\$0.00	\$645,812.95
<b>Program Funds Drawdown</b>	\$0.00	\$645,812.95
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
American Residential Equities Herman Gardens	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of houses

**Location Description:**

NSP1 Grand River/Greenfield

**Activity Progress Narrative:**

See 14C A.R.E. Herman Gardens for combined narrative (Herman Gardens and Grand River/Greenfield)

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/5
<b>#Energy Star Replacement Windows</b>	0	0/84



#Additional Attic/Roof Insulation	0	0/5
#High efficiency heating plants	0	0/5
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/60
#Light fixtures (outdoors) replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
# ELI Households (0-30% AMI)	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/3	0/0	0/3	0
# Renter Households	0	0	0	0/2	0/0	0/2	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14E Ferlito Construction P1 LMMI  
**Activity Title:** Ferlito Construction Phase 1 LMMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP-14

**Project Title:**  
 NSP Rehabilitation

**Projected Start Date:**  
 03/12/2012

**Projected End Date:**  
 03/29/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Ferlito Construction

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$691,661.00
<b>Total Budget</b>	\$0.00	\$691,661.00
<b>Total Obligated</b>	\$0.00	\$691,661.00
<b>Total Funds Drawdown</b>	\$0.00	\$634,914.00
<b>Program Funds Drawdown</b>	\$0.00	\$634,914.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Ferlito Construction	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of houses

**Location Description:**

NSP1 East English Village Area

**Activity Progress Narrative:**

Ferlito 1 & 2: This project involves the rehab and rental of seven single family properties. Occupancy status is currently being verified by Housing Services staff.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/6
#Energy Star Replacement Windows	0	0/110



#Additional Attic/Roof Insulation	0	0/6
#High efficiency heating plants	0	0/6
#Efficient AC added/replaced	0	0/6
#Replaced thermostats	0	0/6
#Replaced hot water heaters	0	0/6
#Light Fixtures (indoors) replaced	0	0/110
#Light fixtures (outdoors) replaced	0	0/6
#Low flow toilets	0	0/8
#Low flow showerheads	0	0/6
#Units with bus/rail access	0	0/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/1	0/6	0
# Owner Households	0	0	0	0/5	0/1	0/6	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14F Ferito Construction P2 LMMI  
**Activity Title:** Ferlito Construction Phase 2 LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/29/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Ferlito Construction

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$866,438.85
Total Budget	\$0.00	\$866,438.85
Total Obligated	\$0.00	\$866,438.85
Total Funds Drawdown	\$0.00	\$866,438.85
Program Funds Drawdown	\$0.00	\$866,438.85
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Ferlito Construction	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of houses

**Location Description:**

NSP1 East English Village Area

**Activity Progress Narrative:**

See Ferlito Pt 1 for combined narrative (Ferlito 1 and Ferlito 2)

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7
#Energy Star Replacement Windows	0	0/73
#Additional Attic/Roof Insulation	0	0/7
#High efficiency heating plants	0	0/7



#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/7
#Replaced hot water heaters	0	0/7
#Light Fixtures (indoors) replaced	0	0/105
#Light fixtures (outdoors) replaced	0	0/7
#Low flow toilets	0	0/9
#Low flow showerheads	0	0/7
#Units with bus/rail access	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7
# of Singlefamily Units	0	0/7

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/3	0/7	0
# Owner Households	0	0	0	0/4	0/3	0/7	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14G - TJ American P1 LMMI  
**Activity Title:** TJ America LLC Phase 1 LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/29/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

TJ American LLC

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$509,077.66
<b>Total Budget</b>	\$0.00	\$509,077.66
<b>Total Obligated</b>	\$0.00	\$509,077.66
<b>Total Funds Drawdown</b>	\$0.00	\$509,077.66
<b>Program Funds Drawdown</b>	\$0.00	\$509,077.66
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
TJ American LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of housing

**Location Description:**

NSP 1 Grand River/Greenfield Area

**Activity Progress Narrative:**

TJ America 1 & 2: The developer declared bankruptcy. The City's legal counsel is working with the bankruptcy trustee to facilitate purchase of the homes by the current tenants. Six of the seven tenants have indicated an interest in purchase.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Energy Star Replacement Windows	0	0/12



#Additional Attic/Roof Insulation	0	0/2
#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/30
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>14H TJ American P2 LMMI</b>
<b>Activity Title:</b>	<b>TJ American LLC Phase 2 LMMI</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP-14

**Projected Start Date:**  
03/12/2010

**Benefit Type:**  
Direct Benefit (Households)

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
NSP Rehabilitation

**Projected End Date:**  
03/29/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**  
TJ American LLC

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$282,262.14
<b>Total Budget</b>	\$0.00	\$282,262.14
<b>Total Obligated</b>	\$0.00	\$282,262.14
<b>Total Funds Drawdown</b>	\$0.00	\$282,262.14
<b>Program Funds Drawdown</b>	\$0.00	\$282,262.14
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
TJ American LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of housing

**Location Description:**

NSP1 Grand River/Greenfield Area

**Activity Progress Narrative:**

See TJ America 1 for combined narrative (TJ America 1 & 2)

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/5
<b>#Energy Star Replacement Windows</b>	0	0/46
<b>#Additional Attic/Roof Insulation</b>	0	0/5



#High efficiency heating plants	0	0/5
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/75
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/3
#Dishwashers replaced	0	0/3
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14I S-Dot Collections LMMI  
**Activity Title:** S-Dot Collections LLC LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/29/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

S-Dot Collections, LLC

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,589,338.84
<b>Total Budget</b>	\$0.00	\$1,589,338.84
<b>Total Obligated</b>	\$0.00	\$1,589,338.84
<b>Total Funds Drawdown</b>	\$0.00	\$1,589,338.84
<b>Program Funds Drawdown</b>	\$0.00	\$1,589,338.84
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
S-Dot Collections, LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of housing

**Location Description:**

NSP1 Kettering area

**Activity Progress Narrative:**

S-DOT: This project involves the rehabilitation of 13 units of permanent, scattered site rental housing. All units are occupied and tenants' income verified. This project is ready for close out.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/13
#Energy Star Replacement Windows	0	0/146



#Additional Attic/Roof Insulation	0	0/3
#High efficiency heating plants	0	0/13
#Efficient AC added/replaced	0	0/13
#Replaced thermostats	0	0/13
#Replaced hot water heaters	0	0/13
#Light Fixtures (indoors) replaced	0	0/115
#Light fixtures (outdoors) replaced	0	0/9
#Refrigerators replaced	0	0/13
#Low flow toilets	0	0/13
#Low flow showerheads	0	0/13
#Units with bus/rail access	0	0/13

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/13
# of Singlefamily Units	0	0/13

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/13	0
# Renter Households	0	0	0	0/0	0/0	0/13	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14J Neighborhood Art P1 LMMI  
**Activity Title:** Neighborhood Art Phase 1 LMMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP-14

**Project Title:**  
 NSP Rehabilitation

**Projected Start Date:**  
 03/12/2010

**Projected End Date:**  
 03/29/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Neighborhood Art

Overall	Jul 1 thru Sep 30, 2014	To Date
Total Projected Budget from All Sources	N/A	\$587,421.00
Total Budget	\$0.00	\$587,421.00
Total Obligated	\$0.00	\$587,421.00
Total Funds Drawdown	\$0.00	\$587,421.00
Program Funds Drawdown	\$0.00	\$587,421.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Neighborhood Art	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of Housing

**Location Description:**

NSP1 Grand River/Greenfield area

**Activity Progress Narrative:**

Neighborhood ART 1 & 2: These two projects combined renovated twelve single family homes. Housing Services staff is currently verifying occupancy.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
#Energy Star Replacement Windows	0	0/28



#Additional Attic/Roof Insulation	0	0/5
#High efficiency heating plants	0	0/5
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/60
#Refrigerators replaced	0	0/5
#Dishwashers replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/5	0/5	0
# Owner Households	0	0	0	0/0	0/5	0/5	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14K Neighborhood Art P2 - LMMI

**Activity Title:** Neighborhood Art P2 - LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/29/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Art

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,467,401.53
<b>Total Budget</b>	\$0.00	\$1,467,401.53
<b>Total Obligated</b>	\$0.00	\$1,466,978.59
<b>Total Funds Drawdown</b>	\$0.00	\$1,462,026.53
<b>Program Funds Drawdown</b>	\$0.00	\$1,462,026.53
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Neighborhood Art	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of housing

**Location Description:**

NSP1 Grand River/Greenfield Area

**Activity Progress Narrative:**

See Neighborhood Art 1 for combined narrative (Neighborhood Art 1 and Neighborhood Art 2).

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/11
<b>#Energy Star Replacement Windows</b>	0	0/114
<b>#Additional Attic/Roof Insulation</b>	0	0/11
<b>#High efficiency heating plants</b>	0	0/11



#Efficient AC added/replaced	0	0/11
#Replaced thermostats	0	0/11
#Replaced hot water heaters	0	0/11
#Light Fixtures (indoors) replaced	0	0/198
#Light fixtures (outdoors) replaced	0	0/11
#Refrigerators replaced	0	0/11
#Low flow toilets	0	0/17
#Units with bus/rail access	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/11
# of Singlefamily Units	0	0/11

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/11	0/11	0
# Owner Households	0	0	0	0/0	0/11	0/11	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>14L Bailey Development Group - LMMI</b>
<b>Activity Title:</b>	<b>Bailey Development Group - LMMI</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Under Way

**Project Number:**  
NSP-14

**Project Title:**  
NSP Rehabilitation

**Projected Start Date:**  
03/12/2010

**Projected End Date:**  
03/29/2013

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Bailey Development Group

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$280,526.87
<b>Total Budget</b>	\$0.00	\$280,526.87
<b>Total Obligated</b>	\$0.00	\$280,526.87
<b>Total Funds Drawdown</b>	\$0.00	\$280,526.87
<b>Program Funds Drawdown</b>	\$0.00	\$280,526.87
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Bailey Development Group	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**  
Rehabilitation of housing

**Location Description:**  
NSP 1 Grand River/Greenfield area

**Activity Progress Narrative:**  
  
Bailey: This is a two unit single family project. Both units are currently tenant occupied.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	0/2
<b>#Energy Star Replacement Windows</b>	0	0/37
<b>#Additional Attic/Roof Insulation</b>	0	0/2



#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/26
#Light fixtures (outdoors) replaced	0	0/2
#Low flow toilets	0	0/3
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14M Kodiak Landarc P1 - LMMI

**Activity Title:** Kodiak Landarc Phase 1 - LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/29/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Kodiak Landarc, LLC

**Overall**

	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$486,609.35
<b>Total Budget</b>	\$0.00	\$486,609.35
<b>Total Obligated</b>	\$0.00	\$486,609.35
<b>Total Funds Drawdown</b>	\$0.00	\$486,609.35
<b>Program Funds Drawdown</b>	\$0.00	\$486,609.35
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Kodiak Landarc, LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of housing

**Location Description:**

NSP1 Osborn Area

**Activity Progress Narrative:**

Kodiak 1 & 2: This project involves eight single family homes. Three have been sold and five are currently tenant-occupied.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/5
<b>#Energy Star Replacement Windows</b>	0	0/31
<b>#High efficiency heating plants</b>	0	0/5



#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/60
#Light fixtures (outdoors) replaced	0	0/5
#Low flow toilets	0	0/6
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
# ELI Households (0-30% AMI)	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14N Kodiak Landarc P2 - LMMI

**Activity Title:** Kodiak Landarc, LLC Phase 2 - LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/29/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Kodiak Landarc, LLC

**Overall**

	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$484,161.96
<b>Total Budget</b>	\$0.00	\$484,161.96
<b>Total Obligated</b>	\$0.00	\$484,161.96
<b>Total Funds Drawdown</b>	\$0.00	\$484,161.96
<b>Program Funds Drawdown</b>	\$0.00	\$484,161.96
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Kodiak Landarc, LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of Housing

**Location Description:**

NSP1 Far East/East English Village area

**Activity Progress Narrative:**

See Kodiak Pt 1 for combined narrative (Kodiak 1 and Kodiak 2).

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/5
<b>#Energy Star Replacement Windows</b>	0	0/49
<b>#High efficiency heating plants</b>	0	0/5
<b>#Efficient AC added/replaced</b>	0	0/5



#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/60
#Light fixtures (outdoors) replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/5	0/0	0/5	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 140 Manna McKinley - LMMI

**Activity Title:** Manna McKinley - LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/29/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Manna McKinley

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,007,500.00
<b>Total Budget</b>	\$0.00	\$1,007,500.00
<b>Total Obligated</b>	\$0.00	\$1,007,500.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,007,500.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,007,500.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Manna McKinley	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of housing (apartment bldg)

**Location Description:**

NSP1 Southwest area

**Activity Progress Narrative:**

Manna Development: This is a multi-family project of seven units. Housing & Revitalization Department staff recently obtained City Council approval to revise the development agreement and NSP loan terms. Construction was completed in 2012 and all NSP funded units are currently occupied.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/4



#Energy Star Replacement Windows	0	0/24
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/4
#Efficient AC added/replaced	0	0/4
#Replaced thermostats	0	0/4
#Replaced hot water heaters	0	0/4
#Light Fixtures (indoors) replaced	0	0/28
#Light fixtures (outdoors) replaced	0	0/7
#Refrigerators replaced	0	0/4
#Dishwashers replaced	0	0/4
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	0/4
#Units exceeding Energy Star	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/4	0/4	0
# Renter Households	0	0	0	0/0	0/4	0/4	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14P New Center Square LMMI

**Activity Title:** New Center Square LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

New Center Square

**Overall**

**Total Projected Budget from All Sources**

**Jul 1 thru Sep 30, 2014**

N/A

**To Date**

\$2,417,250.00

**Total Budget**

\$2,417,250.00

\$2,417,250.00

**Total Obligated**

\$2,417,250.00

\$2,417,250.00

**Total Funds Drawdown**

\$0.00

\$2,417,250.00

**Program Funds Drawdown**

\$0.00

\$2,417,250.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$0.00

New Center Square

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehabilitation of Multifamily Apartments

**Location Description:**

North End 628 Delaware and 112 Seward

**Activity Progress Narrative:**

New Center Square LIHTC: This 50 unit multi-family project is partially funded by NSP. Occupancy data is still being collected.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/19
#Energy Star Replacement Windows	0	0/760
#Additional Attic/Roof Insulation	0	0/19



#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/19
#Replaced thermostats	0	0/19
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/319
#Light fixtures (outdoors) replaced	0	0/6
#Refrigerators replaced	0	0/19
#Clothes washers replaced	0	0/6
#Dishwashers replaced	0	0/19
#Low flow toilets	0	0/27
#Low flow showerheads	0	0/19
#Units with bus/rail access	0	0/19
#Units exceeding Energy Star	0	0/19

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/19
# of Multifamily Units	0	0/19

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/19	0/19	0
# Renter Households	0	0	0	0/0	0/19	0/19	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14Q Paradise Valley Estates LLC -LMMI

**Activity Title:** Paradise Valley - LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Paradise Valley Estate LLC

**Overall**

	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$198,915.00
<b>Total Budget</b>	\$77,745.00	\$198,915.00
<b>Total Obligated</b>	\$77,745.00	\$77,745.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Paradise Valley Estate LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of Housing Units

**Location Description:**

NSP1 Area Kettering

**Activity Progress Narrative:**

Paradise Valley Estates: This project involved the construction of nine single family homes. All have been sold.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/9
<b>#Energy Star Replacement Windows</b>	0	0/99
<b>#Additional Attic/Roof Insulation</b>	0	0/49



#High efficiency heating plants	0	0/9
#Efficient AC added/replaced	0	0/9
#Replaced thermostats	0	0/9
#Replaced hot water heaters	0	0/9
#Light Fixtures (indoors) replaced	0	0/108
#Light fixtures (outdoors) replaced	0	0/18
#Refrigerators replaced	0	0/9
#Dishwashers replaced	0	0/9
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/9
#Units with bus/rail access	0	0/9
#Units exceeding Energy Star	0	0/9
#Units & other green	0	0/9

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14R U Snap Bac - LH25

**Activity Title:** U Snap Bac - LH25

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

U Snap Bac

<b>Overall</b>	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$534,376.22
<b>Total Budget</b>	\$534,376.22	\$534,376.22
<b>Total Obligated</b>	\$534,376.22	\$534,376.22
<b>Total Funds Drawdown</b>	\$0.00	\$534,376.22
<b>Program Funds Drawdown</b>	\$0.00	\$534,376.22
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
U Snap Bac	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation of Singlefamily Housing Units

**Location Description:**

Far East/East English Village

**Activity Progress Narrative:**

U SNAP BAC: Of the five single family homes in this project, one has been sold and three of the remaining four are occupied by tenants.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/5
<b>#Energy Star Replacement Windows</b>	0	0/47



#Additional Attic/Roof Insulation	0	0/49
#High efficiency heating plants	0	0/5
#Efficient AC added/replaced	0	0/5
#Replaced thermostats	0	0/5
#Replaced hot water heaters	0	0/5
#Light Fixtures (indoors) replaced	0	0/65
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/5
#Clothes washers replaced	0	0/5
#Dishwashers replaced	0	0/5
#Low flow toilets	0	0/5
#Low flow showerheads	0	0/5
#Units with bus/rail access	0	0/5
#Units exceeding Energy Star	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5
# of Singlefamily Units	0	0/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/5	0/0	0/5	0
# Owner Households	0	0	0	0/1	0/0	0/1	0
# Renter Households	0	0	0	0/4	0/0	0/4	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** 14S 1800 Brainard (Phoenix Comm) LMMI  
**Activity Title:** 1800 Brainard (Phoenix Comm) LMMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 NSP-14

**Project Title:**  
 NSP Rehabilitation

**Projected Start Date:**  
 03/12/2010

**Projected End Date:**  
 03/30/2013

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 1800 Brainard LLC

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,117,000.00
<b>Total Budget</b>	\$0.00	\$1,117,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$1,117,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$1,117,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
1800 Brainard LLC	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehab multi-family housing

**Location Description:**

1800 Brainard NSP Area

**Activity Progress Narrative:**

Brainard: This is a rehab of a 17 unit multifamily project. All the units are now occupied and rent roll verified. The project is ready to be closed out.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/17
#Energy Star Replacement Windows	0	0/32



#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/17
#Efficient AC added/replaced	0	0/17
#Replaced thermostats	0	0/17
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/29
#Light fixtures (outdoors) replaced	0	0/5
#Refrigerators replaced	0	0/17
#Low flow toilets	0	0/18
#Low flow showerheads	0	0/17
#Units with bus/rail access	0	0/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/17
# of Multifamily Units	0	0/17

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/17	0
# Renter Households	0	0	0	0/0	0/0	0/17	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14T Citadel - P1 - LMMI  
**Activity Title:** Citadel - Phase 1 - LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Citadel

Overall	Jul 1 thru Sep 30, 2014	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$221,473.53
<b>Total Budget</b>	\$0.00	\$221,473.53
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$221,473.53
<b>Program Funds Drawdown</b>	\$0.00	\$221,473.53
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Citadel	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehab Single-family housing

**Location Description:**

NSP1 areas

**Activity Progress Narrative:**

Citadel 1 & 2: Three single family scattered site homes. The developer was defaulted for violation of the development agreement and, with assistance from City's legal counsel; Housing Services was able to transfer control of the project to the nonprofit development partner. All three of the current tenants have expressed an interest in purchasing the homes. City inspectors assessed the work done on the units and identified items that still require completion. The nonprofit developer with assistance from Housing Services staff will identify a contractor(s) to finish work on the homes. The tenants have all completed homebuyer counseling and are in the process of income verification.



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Energy Star Replacement Windows	0	0/12
#Additional Attic/Roof Insulation	0	0/2
#High efficiency heating plants	0	0/2
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Light Fixtures (indoors) replaced	0	0/20
#Refrigerators replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
# of Elevated Structures	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 14U CITADEL P2 - LMMI

**Activity Title:** Citadel Phase 2 - LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NSP-14

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Rehabilitation

**Projected End Date:**

03/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Citadel

**Overall**

	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$144,489.76
<b>Total Budget</b>	\$0.00	\$144,489.76
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$140,412.70
<b>Program Funds Drawdown</b>	\$0.00	\$140,412.70
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
Citadel	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehab housing

**Location Description:**

NSP1 area

**Activity Progress Narrative:**

See Citadel 1 for combined narrative (Citadel 1 & 2).

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/1
<b>#Additional Attic/Roof Insulation</b>	0	0/1
<b>#High efficiency heating plants</b>	0	0/1
<b>#Efficient AC added/replaced</b>	0	0/1



#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/10
#Dishwashers replaced	0	0/1
#Low flow toilets	0	0/1
#Units with bus/rail access	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title:** Program Income / DLBA Program Income

**Grantee Activity Number:** Program Income1  
**Activity Title:** DLBA Program Income

**Activity Category:**  
 Land Banking - Disposition (NSP Only)

**Project Number:**  
 Program Income

**Projected Start Date:**  
 11/01/2013

**Benefit Type:**  
 Area Benefit (Census)

**National Objective:**

**Activity Status:**  
 Under Way

**Project Title:**  
 DLBA Program Income

**Projected End Date:**  
 02/05/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**



<b>Overall</b>	<b>Jul 1 thru Sep 30, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$55,013.53
<b>Total Budget</b>	\$0.00	\$55,013.53
<b>Total Obligated</b>	\$0.00	\$55,013.53
<b>Total Funds Drawdown</b>	\$0.00	\$55,013.53
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$55,013.53
<b>Program Income Received</b>	\$0.00	\$55,013.53
<b>Total Funds Expended</b>	\$0.00	\$55,013.53
City of Detroit Land Bank	\$0.00	\$55,013.53
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

DLBA Program Income

**Location Description:**

DLBA Program Income

**Activity Progress Narrative:**

Program income was received for property acquired previously and sold during the quarter. The property is located at 3930 Yorkshire for \$60,673.92.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**



**Other Funding Sources**

**Amount**

DLBA Program Income

\$55,013.53

Total Other Funding Sources

\$55,013.53

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